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STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,900.00

Nancy Nell Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES 1-25-97

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nancy Nell Porter, unmarried	Leader Federal Bank for Savings	53-6B-27CO
(NAME)	(NAME)	
1809 Merritt Street	P.O. Box 2926	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Memphis TN 38101-2926	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J & M Homebuilders, Inc., a TN Corp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Nell Porter, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Phase Two, Waterford Subdivision, as of record in Plat Book 7900, Pages 412 and 413, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the property conveyed to J & M Homebuilders, Inc., a Tennessee corporation, by Deed of record in Book 9201, Page 491, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

unimproved ( ) This is improved (X) property, known as 1809 Merritt Street (House Number) (Street) Old Hickory TN 37138 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 2nd day of June, 19 94

Jon L. Wall President
J & M Homebuilders, Inc.

STA[illegible]E OF TENNESSEE
COU[illegible]NTY OF

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[illegible]ersonally appeared before me, _____, a Notary Public in and for
sai[illegible] County and State, the within named _____

_____

th[illegible] bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who
a[illegible]nowledged that _____ executed the within instrument
for the purposes therein contained. Witness my hand and official seal at _____, Tennessee,
this _____ day of _____, 19_____.

[illegible]mmission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Danny Dickerson, a Notary Public within and for the State and County
aforesaid, personally appeared Joe L. Wall
~~and~~ _____ with whom I am personally acquainted and who
(his oath) (himself)
upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ to be the President
~~and~~ _____ respectively of the J+M Homebuilders, Inc.,
the within named bargainor, a corporation, and that (he) as such President
~~(they)~~
~~and~~ _____, being authorized so to do, executed the foregoing instrument for the
purposes therein contained by signing the name of the corporation by the said Joe L. Wall
as such President, and attesting the same by the said _____
as such _____

Witness my hand and official seal at office at Old Hickory, Tennessee on this the
day of June, 19 94.

Commission expires 1-25-97

Danny Dickerson
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

TO

Furnished by:

PICK-UP

94 JUN -7 PM 12:37
FELIX [illegible]
DAVIDSON COUNTY, TN.

58568
IDENTIFICATION REFERENCE

3425 06/07 0101 03CHECK 345.33

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 90900.00
CON TX 336.33
PRFEE 1.00
WDEED 8.00
TOTAL 345.33
CHECK 345.33

06/07/94 01 12:38 0001 3425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58568
IDENTIF. & REFERENCE

94 JUN -7 P1:12:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 800193